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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

MEETING DATE February 4, 2005 EFFECTIVE DATE February 19, 2005		CONTACT/PHONE Andrea Miller 781-4171		APPLICANT Miguel and Olga Arrendondo		FILE NO. DRC2004-00094	
SUBJECT Request by Miguel and Olga Arrendondo to modify secondary dwelling standards to allow a 1,215 square foot dwelling with detached garage to remain as a secondary unit and a proposed 3,000 square foot home to become the primary residence within a designated building envelope, on a 2.99 acre parcel. The project is located at 580 Sequoia Lane, with the community of Nipomo, in the Inland South County planning area.							
RECOMMENDED ACTION Approve Minor Use Permit DRC2004-00094 based on the findings listed in Exhibit A and the conditions listed in Exhibit B							
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption (ED04-252) was issued on December 9, 2004							
LAND USE CATEGORY Rural Suburban		COMBINING DESIGNATION None		ASSESSOR PARCEL NUMBER 092-175-001		SUPERVISOR DISTRICT(S) <input checked="" type="radio"/> 1 <input checked="" type="radio"/> 2 <input checked="" type="radio"/> 3 <input checked="" type="radio"/> 4 <input checked="" type="radio"/> 5	
PLANNING AREA STANDARDS: Rural Suburban Land Use Category – South County Inland Area Plan Does the project meet applicable Planning Area Standards: Yes - see discussion							
LAND USE ORDINANCE STANDARDS: 22.08.169 - Secondary Dwellings Does the project conform to the Land Use Ordinance Standards: Yes - see discussion							
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on February 5, 2005, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.							
EXISTING USES: Single family residence, one detached garage.							
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Suburban; Residential East: Residential Suburban; Residential South: Residential Suburban; Residential West: Residential Suburban; Open Space							
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Nipomo Community Services District, Nipomo Community Advisory							
TOPOGRAPHY: Level to gently sloping				VEGETATION: Grasses			

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PROPOSED SERVICES:
Water supply: Community Water
Sewage Disposal: Individual septic system
Fire Protection: County Fire

ACCEPTANCE DATE:
December 2, 2004

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
COUNTY GOVERNMENT CENTER, SAN LUIS OBISPO, CALIFORNIA 93408, (805) 781-5600, FAX: (805) 781-1242

DISCUSSION

Tract 2336 has an approved drainage plan with on-site retention/ recharge basins to be utilized for storage and infiltration of all run-off within the 20.5 acre open space parcel. The proposed secondary dwelling will be located within the 6,000 square foot designated building envelope on Lot 1.

PLANNING AREA STANDARDS:

None Applicable

LAND USE ORDINANCE STANDARDS:

22.30.470 - Secondary Dwellings. Secondary dwellings are allowed in the Rural Suburban Land use category by this title pursuant to the authority established by Section 65852.2 et seq. of the California Government Code. A secondary dwelling shall be accessory to a primary dwelling and the owner of the site must agree to occupy one unit on the site as his or her primary residence. A secondary dwelling is allowed only on a site that has frontage on a road or private easement that is maintained by the county, state or special district. The property in question has frontage on a road maintained by the county.

COMMUNITY ADVISORY GROUP COMMENTS:

Nipomo Community Advisory – No comments received

AGENCY REVIEW:

Public Works – Recommends approval

Nipomo Community Services District – Not currently served by NCSD and is outside of their service district

Staff report prepared by Andrea Miller and reviewed by Chuck Stevenson

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EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303(a) because it is a secondary dwelling in a residential zone.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the addition of a secondary dwelling does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the secondary dwelling is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located along Applegate Way, a private easement, paved and constructed to a level able to handle any additional traffic associated with the project.

Secondary Dwelling Adjustments

- G. Modification of the square footage to allow a dwelling unit of 1,215 square foot to remain as a secondary unit and a proposed 3,000 square foot home to become the primary residence within a designated building envelope.

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EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes the use of a 3,000 square foot residence as a primary dwelling, to be located within designated building envelope near the existing 1,215 square foot residence.
2. All development shall be consistent with the approved site plan.

Fire Safety

3. **Prior to issuance of a construction permit**, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the county Fire Department.
4. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from county fire of all required fire/life safety measures.

Services

5. **Prior to issuance of construction permit**, the applicant shall submit evidence that there is adequate water to serve the proposal, on the site.
6. **Prior to issuance of construction permit**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Owner Occupancy Requirement

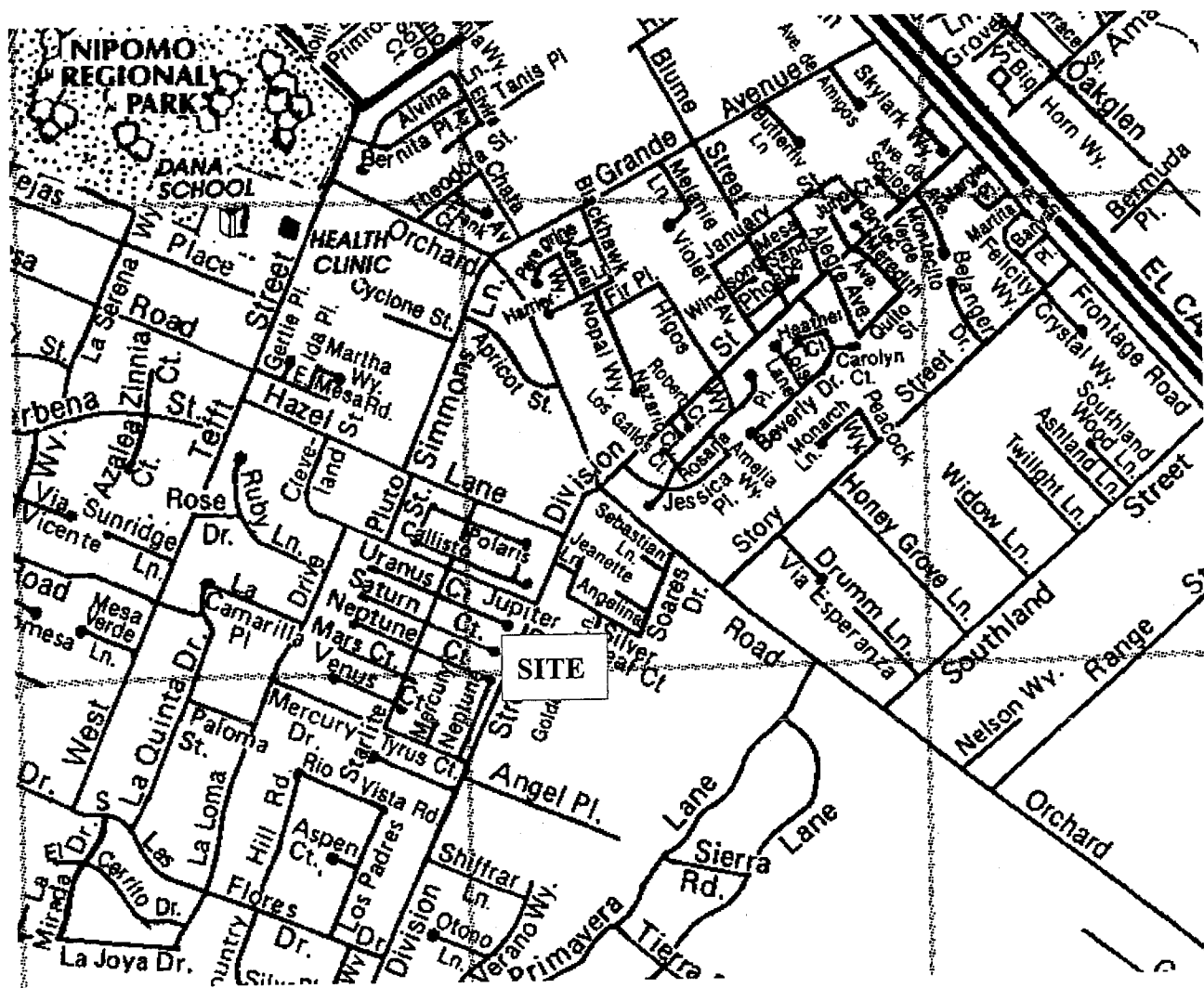
7. The property owner of the site agrees to occupy one unit on the site as his or her primary residence. **Prior to final inspection**, the property owner shall record a notice against the property notifying any subsequent purchaser that failure to meet this requirement will result in abatement of the second unit by the county pursuant to Chapter 22.10 of the County Land Use Ordinance.

Landscaping

8. **Prior to issuance of construction permit**, the applicant shall submit for Planning Director review and approval, a landscape plan that provides for the planting of trees along Division Street with native, drought and fire resistant species.
9. **Prior to final inspection**, the landscape plan shall be implemented. Once the landscaping has been planted, the applicant shall prepare a letter stating the landscaping has been installed. The letter shall be submitted to the Department of Planning and Building.

Miscellaneous

10. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
11. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070.



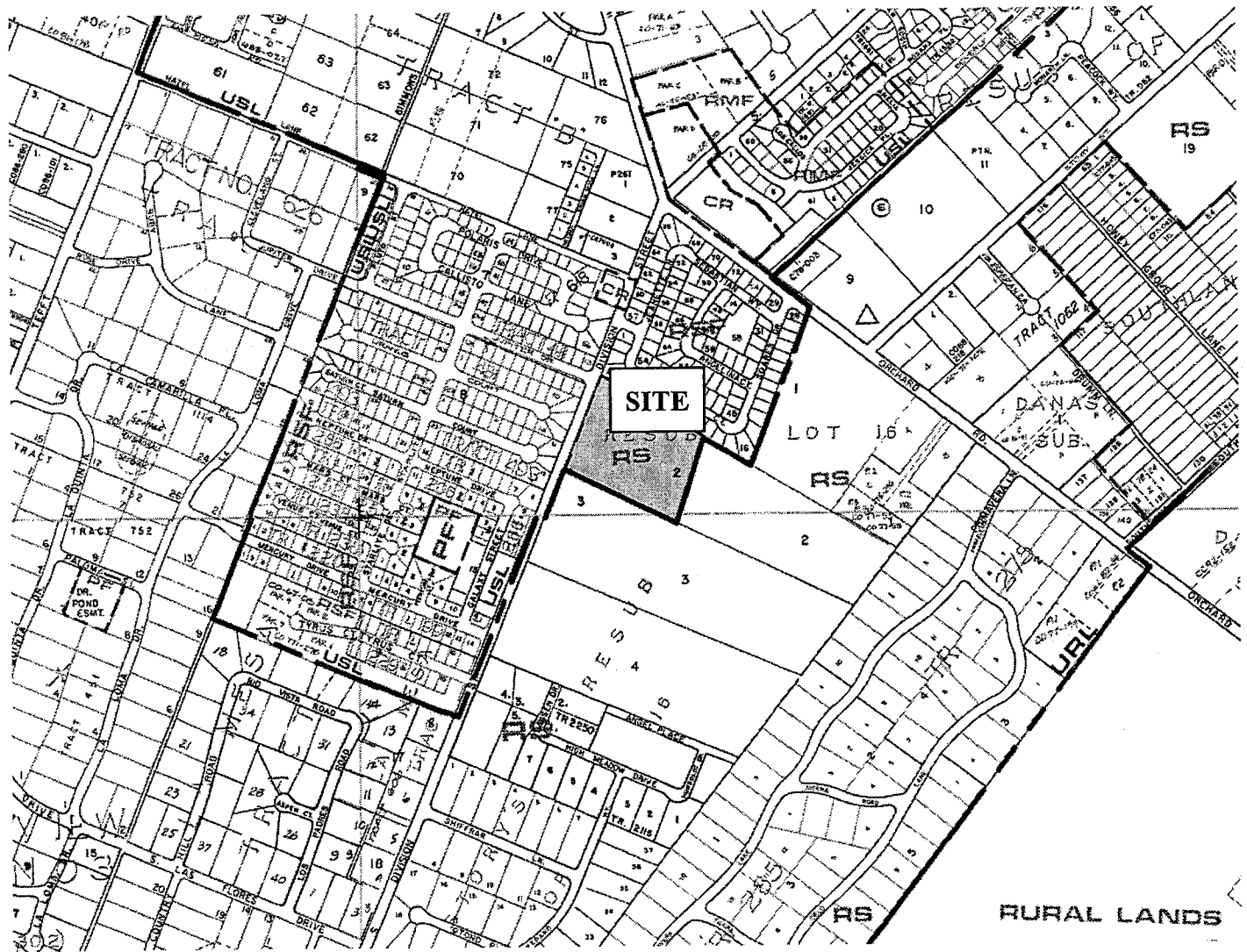
Arredondo

DRC2004-00094

County of San Luis Obispo Department of Planning & Building

Vicinity Map

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Arredondo
DRC2004-00094

Land Use Category Map

County of San Luis Obispo Department of Planning & Building

GRO
& ASSOCIATES

VARIANCE APPLICATION FOR EXISTING 1215 SF RESIDENCE AND 573 SF GARAGE TO REMAIN AND BE CONSIDERED THE SECONDARY DWELLING UNIT

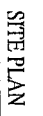
PHONE: (805) 929-3349

APN: 125-122-005

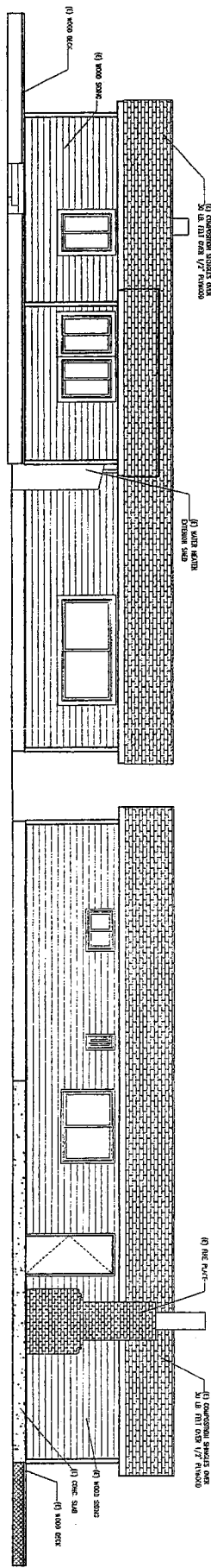
EXISTING STRUCTURES:

QUESTIONS

C-1 SITE PLAN
A-1 EXISTING FLOOR PLAN
A-2 EXISTING ELEVATIONS



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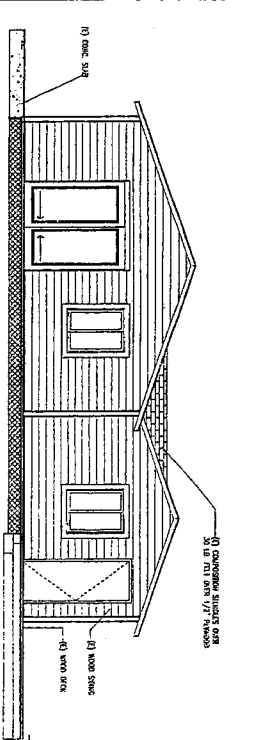


(E) SOUTH ELEVATION

1/4" = 1'-0"

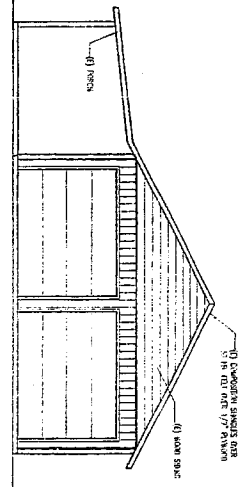
(E) NORTH ELEVATION

1/4" = 1'-0"



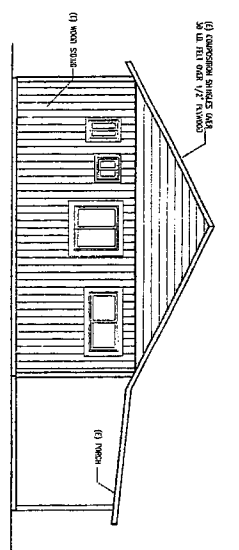
(E) EAST ELEVATION

1/4" = 1'-0"



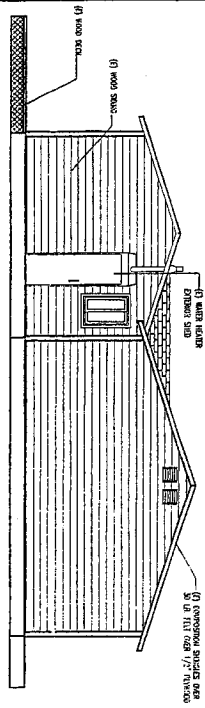
(E) GARAGE NORTH ELEVATION

1/4" = 1'-0"



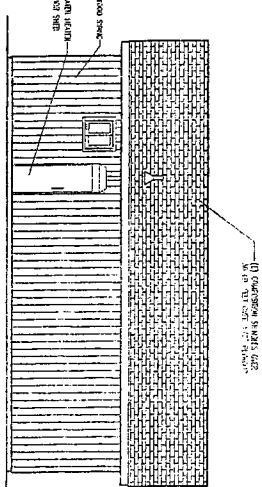
(E) GARAGE SOUTH ELEVATION

1/4" = 1'-0"



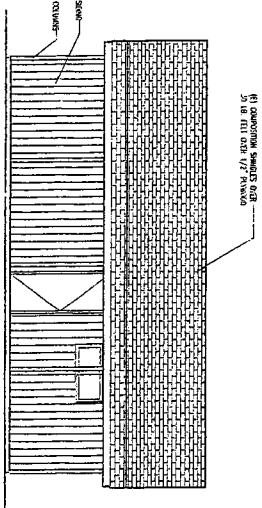
(E) WEST ELEVATION

1/4" = 1'-0"



(E) GARAGE WEST ELEVATION

1/4" = 1'-0"



(E) GARAGE EAST ELEVATION

1/4" = 1'-0"

GRC & ASSOCIATES
DR. ARCHITECTS

3024 N. 10TH AVE., SUITE 202
SANTA ANA, CA 92705
TEL: (714) 271-1111
FAX: (714) 271-1112
WWW.GRC-CA.COM
REVISED: 10/2004

REVISIONS

NO.	DESCRIPTION

ARREDONDO RES.
PARCEL # 066-06-001
880 SEDONA LN
MIRAMAR, CA 92544

SHEET TITLE
ELEVATION PLAN

OWNER
MIGUEL ARREDONDO/
OLGA S. ARREDONDO
880 SEDONA LN
MIRAMAR, CA 92544
PHONE: (602) 825-5846

DATE
DESIGNED BY
PROJECT MANAGER
SHEET NO.
A-2

5-10

6



Am
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
 DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 11/10/2004
 TO: Nipomo CSD
 FROM: Andrea Miller
 (Please direct response to the above)
South Co. Team

ARREDONDO

DRC 2004-00094
 Project Name and Number.

Development Review Section (Phone: 781- 788-2009) ()

PROJECT DESCRIPTION: mup - Variance application to allow
1215 sq. ft dwelling w/ detached garage to remain
as secondary unit. Located off Sequoia Lane in
Nipomo. APN: 092-175-001

Return this letter with your comments attached no later than: 11/25/2004

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

 YES (Please go on to Part II)
 NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

 NO (Please go on to Part III)
 YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

This parcel is not currently served by
NCSO and is out side our service
area. Water service is likely by Cal Cities. **NOV 15 2004**

* NOTE: Application incorrectly states NCSO supplies water.

11/16/04
 Date

Michael Febma
 Name

NIPOMO COMMUNITY SERVICES DISTRICT
929 11 33
 Phone

* thanks for copy on this & all projects
 in So. Co. Planning area! Mgr



AM
DEPARTMENT OF PLANNING

5-11
6
SAN LUIS OBISPO COUNTY

NOV 10 2004

THIS IS A NEW PROJECT REFERRAL

send 542-4637
marks 549-3695
Matt Thompson
549-3157
P
R

DATE:

11/10/2004

FROM

PW

ARREDONDO

FROM
TO

Andrea Miller

(Please direct response to the above)

South Co. Team

DRC 2004-00094

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HAS THE PROHIBITION ON 2ND DWELLINGS BEEN LIFTED? Regional Bd Amended Basin
plan? IF SO RECOMMEND APPROVAL - IF NOT THEN THIS SHOULD WAIT UNTIL A 2ND
DWELLING IS ALLOWED.

17 Nov 2004
Date

GOODWIN
Name

5252
Phone

5-12